

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting November 21, 2013 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Vice Chairwoman Bernadette Rochefort  
Commissioner Sally Anthony  
Commissioner Roger Bouchard  
Commissioner Theresa Corbeille  
Commissioner Janet Lemieux

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Michael Murphy  
Commissioner Charles Baldelli - Absent

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2. Good and Welfare for the Audience – None
  3. Good and Welfare for the Commissioners – None
  4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of October 10, 2013 and the minutes of the Public Meeting of October 10, 2013. A motion was made by Commissioner Bouchard and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of October 2013. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Corbeille.

Commissioner Anthony asked if the eight different entries for Blue Cross Blue Shield were payment for just one month, how many employees were covered and how much the employees contribute.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

6. Communications and Interest of the Authority – A-C. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony. There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

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7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Corbeille.

The Director submitted his report as written, discussing the new RAD (Rental Assistance Demonstration) program being introduced by HUD. The program is intended to enhance and rehabilitate current public housing stock. The RAD program allows, as an option, partnership with a private concern for the development of units at Morin Heights. Partnering with a private concern allows

the City to get tax dollars from these properties rather than just receiving PILOT money from the WHA. The Director suggests letting a private company take over the buildings that need to be rehabbed. He explained that the Board will be very instrumental in going forward. The Director said he would be bringing people in to speak to the Board about the RAD program. The Director said this program does not eliminate public housing, rather it enhances it.

The RI Executive Director's breakfast scheduled for this morning at St. Germain Assisted Living had to be cancelled because there was not a quorum.

Vice Chairwoman Rochefort asked if a private developer would buy the properties from the WHA. The Director said there are different options. He said he would like to see the properties be purchased and developed into mixed housing. He said he is looking to do what is best for the Housing Authority.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

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7A. Report of the Deputy Director

Chairman Lahousse asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Corbeille and seconded by Commissioner Anthony.

The Deputy submitted his report as written, highlighting the Veteran's Memorial is roughly 75% expended, with approximately 1 ½ % of the total in change orders. Choice Neighborhoods is going out on site visits for the Planning Grant next week. The Deputy discussed filing a RAD application for Veteran's as well as Morin Heights. Barbara Fields, HUD Regional rep will be here on the 13<sup>th</sup> to discuss RAD. RISE is still performing energy savings implementations at two high-rises and two family developments. RISE may return in early 2014 to look at energy conservation measures at the other two family developments depending on their funding.

Vice Chairwoman Rochefort asked who reviewed the plans for the renovations at Veterans. The Deputy said that was his responsibility. The Vice Chairwoman

asked about the units with four bedrooms and three full bathrooms. She questioned how excessive that is for public housing. The Deputy agreed that it was a bad decision and was excessive, and noted that one bathroom had been converted to a walk-in closet.

Chairman Lahousse agreed that three full bathrooms in these units was ridiculous. The Chair questioned the Deputy as to why there was no Clerk of the Works on this \$4.5 million dollar project. The Deputy said it was a cost savings measure; he said we are paying the architect for that. He said the architect gets out there once a week. The Chairman said that he is very disappointed. Commissioner Rochefort commented on the ineffectiveness of the architect overseeing his own work. Commissioner Lemieux asked what would have been an approximate cost for a Clerk of the Works for this project. The Director said it was approximately \$70,000 for the one hired for the façade work. Commissioner Lemieux asked about the possibility of a retired maintenance man to be on site daily. The Director and Deputy both said that would not have been adequate; different level of skill needed.

The Chairman asked who was being moved back into the renovated units. The Director answered that the former residents who were lease compliant are. These residents are being evaluated by the manager, looking at the condition of the resident's apartment. The rest of the units will be filled with the "best of the best" who are lease compliant.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

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7B. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

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8. Report of Committees – None
9. Unfinished Business – Resolution #1121: Contract awards of \$100,000 or more to be brought before the Board for approval.

Item left tabled.

10. New Business

- A. Approval of Board of Commissioners’ 2014 Monthly Meeting Schedule.  
A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

- B. The Chairman asked for a motion to approve the award of the contract for IT services. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

Procurement Officer Susan Castrataro presented a summary of the search process and the recommendation of the committee. At the conclusion of her

brief, Ms. Castrataro presented the recommendation of the committee to award the contract to Intellibeam.

Commissioner Bouchard asked the length of the contract; three years with an option to extend two years. There was some discussion of the scope of services and company composition. Commission Bouchard asked to table the award for a month 1) because there may be a change in the procurement procedure next month and 2) because he received a phone call from an unidentified woman questioning the mechanics of the bid process. Commissioner Bouchard suggested maybe there could be a workshop session to learn how the whole thing came about and to answer some questions that the phone caller raised. The Commissioner noted that he is not questioning the accountability of the people involved, but would like more information considering the amount of money involved. Again the Commissioner asked to table the motion with an agreement for a workshop; Commissioner Lemieux seconded the motion.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
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Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

- C. The Chairman asked for a motion to enter into Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(1) for discussion of job performance and personnel matters regarding the Executive Director. The Executive Director has been notified in accordance with RI Gen. Laws §42-46-5(a)(1).

A motion was made by Commissioner Anthony and seconded by Chairman Lahousse.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard

Commissioner Corbeille  
Commissioner Lemieux

- D. The Chairman asked for a motion to seal the minutes in accordance with RI Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

#### 11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Corbeille and seconded by Chairman Bouchard at 6:01 p.m.

Roll call vote was unanimous.

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Christine O'Connor  
Acting Interim Executive Director